

# **MCAS BEAUFORT SUSTAINABLE RANGES BRIEF**



***MCAS BEAUFORT COMMUNITY PLANS  
AND LIAISON OFFICE (CP&L)***

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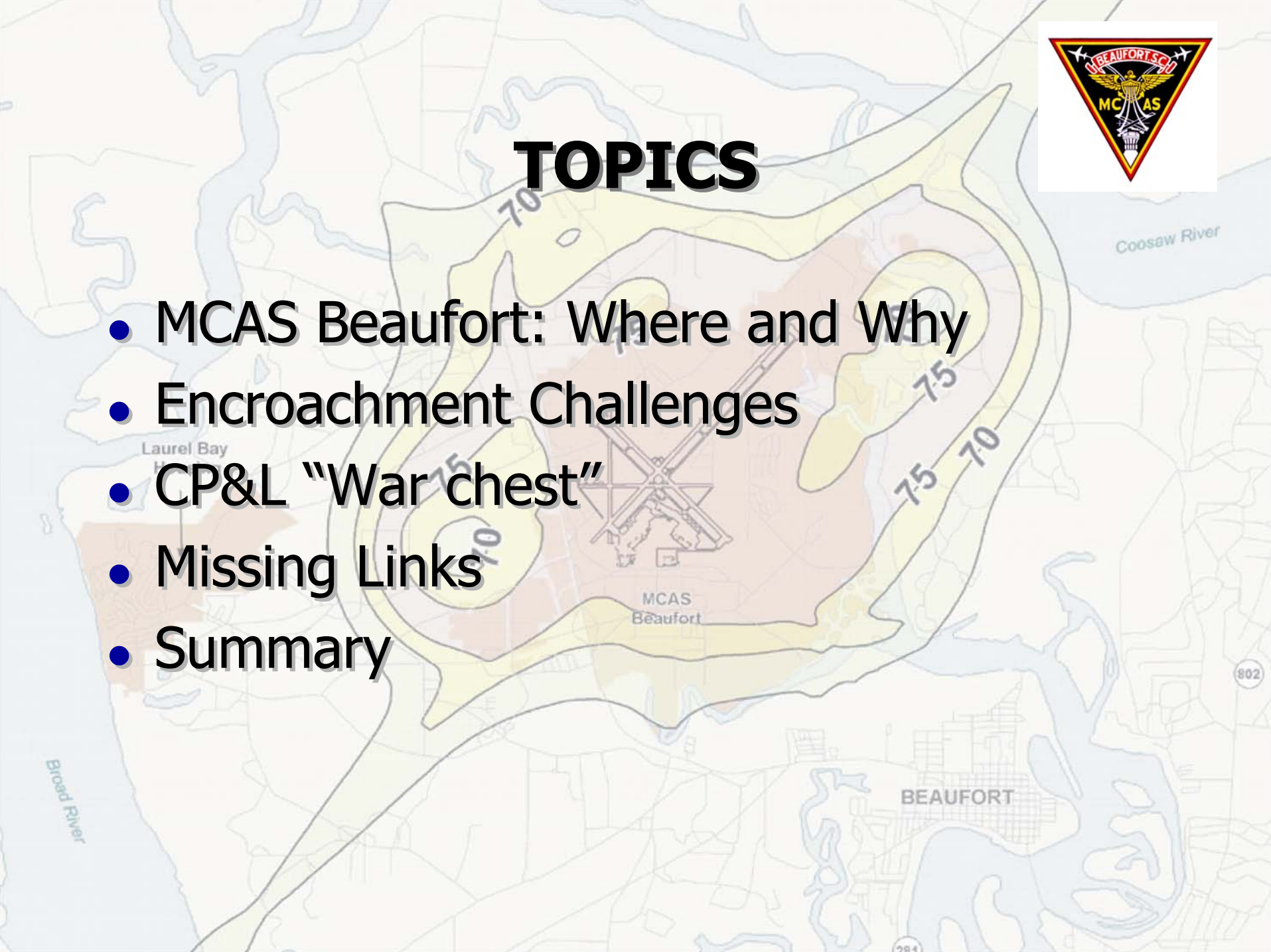
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# TOPICS

- MCAS Beaufort: Where and Why
- Encroachment Challenges
- CP&L "War chest"
- Missing Links
- Summary



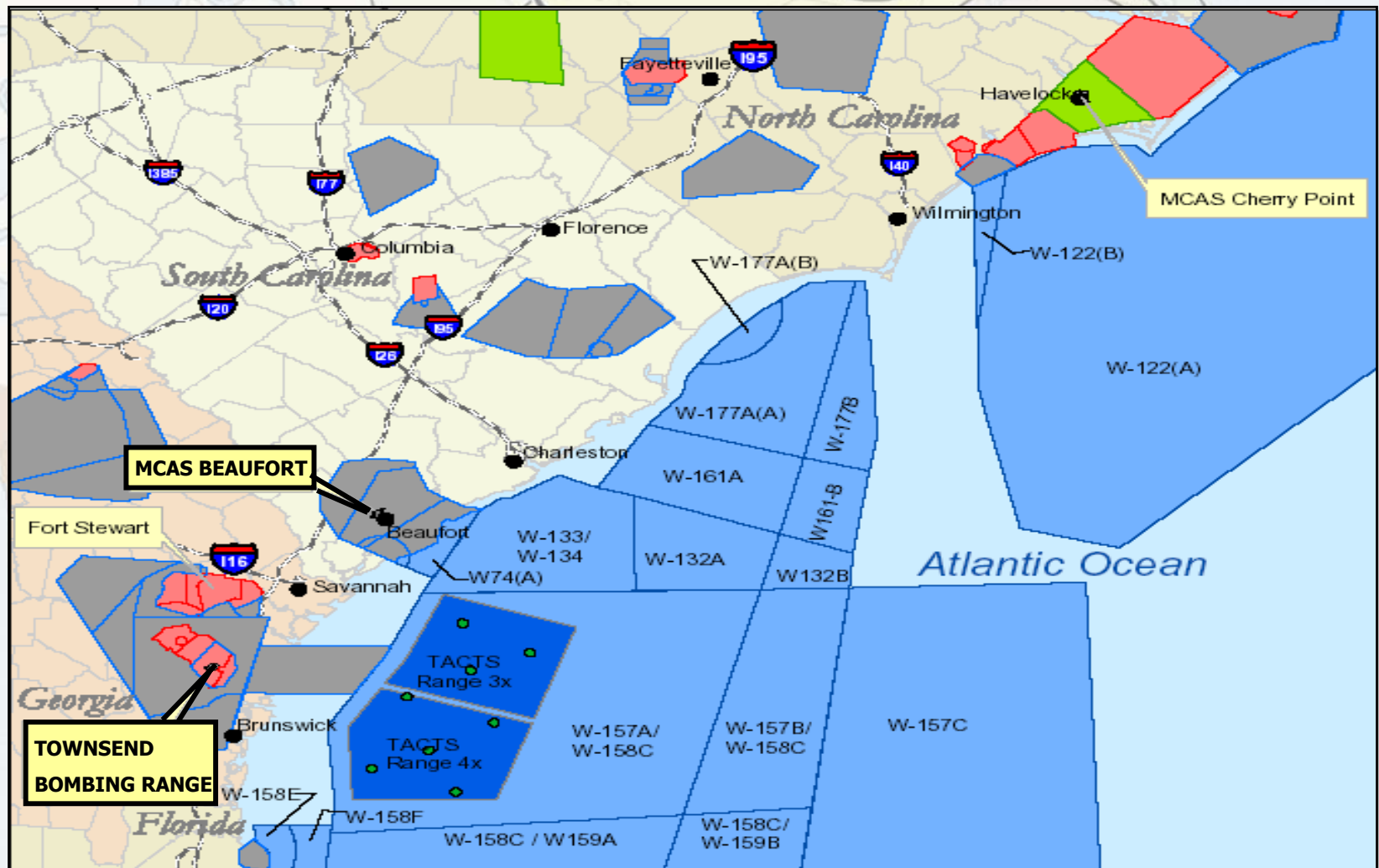
# **Commissioned Naval Air Station Beaufort in 1943 Marine Corps Air Station Beaufort since 1961**



***“MCAS Beaufort’s mission is to administer assigned personnel, to maintain and operate facilities, and to provide services, training and material support operations for a Marine Air Group as well as Tenant Command Activities designated by the Commandant of the Marine Corps, in coordination with the Chief of Naval Operations”***



# MCAS BEAUFORT COMPLEX





# MCAS BEAUFORT OVERVIEW

- **MCAS Beaufort** 5,700
- **Laurel Bay Housing** 1,064
- **Townsend Range** 5,183
- **Total Acres** 12,547
- **Two Runways** 12,200 FT  
8,000 FT
- **Ranges**
  - ◆ **Townsend Bombing Target**
  - ◆ **TACTS (Air to Air) Range**
  - ◆ **Small Arms Range**
- **Current Plant Value** \$667Mil
- **"Liquid" Assets** \$6.2Bil







# MCAS Beaufort

## Economic Contributions

- **MCAS is a major catalyst to local and regional economy with 4,753 employees (military and civilian)**
- **\$ 122.5 mil in salaries (military)**
- **\$ 20.5 mil in salaries (civilian)**
- **\$ 17.3 mil in fuel**
- **\$ 36.2 mil in materials and services**
- **\$ 5.5 mil in utilities**
- **\$ 26.0 mil per yr/for next 5yr PPV**
- **\$ 222.8 mil total economic impact**



# MCAS BEAUFORT

## MAJOR TENANT UNITS

- **MAG-31**
  - **Seven VMFA F/A-18 Aircraft Squadrons (94 A/C)**
- **MALS-31**
  - ❖ **MAG-31 aircraft and engine maintenance**
  - ❖ **Marine Reserves engine maintenance**
    - ❖ **MCR NAS Atlanta**
    - ❖ **MCR Andrews AFB**
    - ❖ **Blue Angels Demonstration Team**
- **MWSS-273**
  - **Expeditionary Combat Engineers**
- **Navy**
  - **Two VFA F/A-18 Aircraft Squadrons (24 A/C)**
  - **Medical / Dental Services and Chaplains**



# What is the growth rate in Beaufort County?



- Fastest growing county in South Carolina**

|                        |                |
|------------------------|----------------|
| <b>1950 population</b> | <b>27,000</b>  |
| <b>1960 population</b> | <b>39,000</b>  |
| <b>1970 population</b> | <b>50,000</b>  |
| <b>1980 population</b> | <b>65,400</b>  |
| <b>1990 population</b> | <b>86,400</b>  |
| <b>2000 population</b> | <b>120,900</b> |
| <b>2020 projected</b>  | <b>220,000</b> |



# Encroachment Warning Signs

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- **2000 Census— Population Growth in AICUZ footprint same rate as county**
- **Robust Road Expansion**
- **Real Estate Boom**
- **Noise Related Law Suits**

**GROWTH!**

# Encroachment and Land Use

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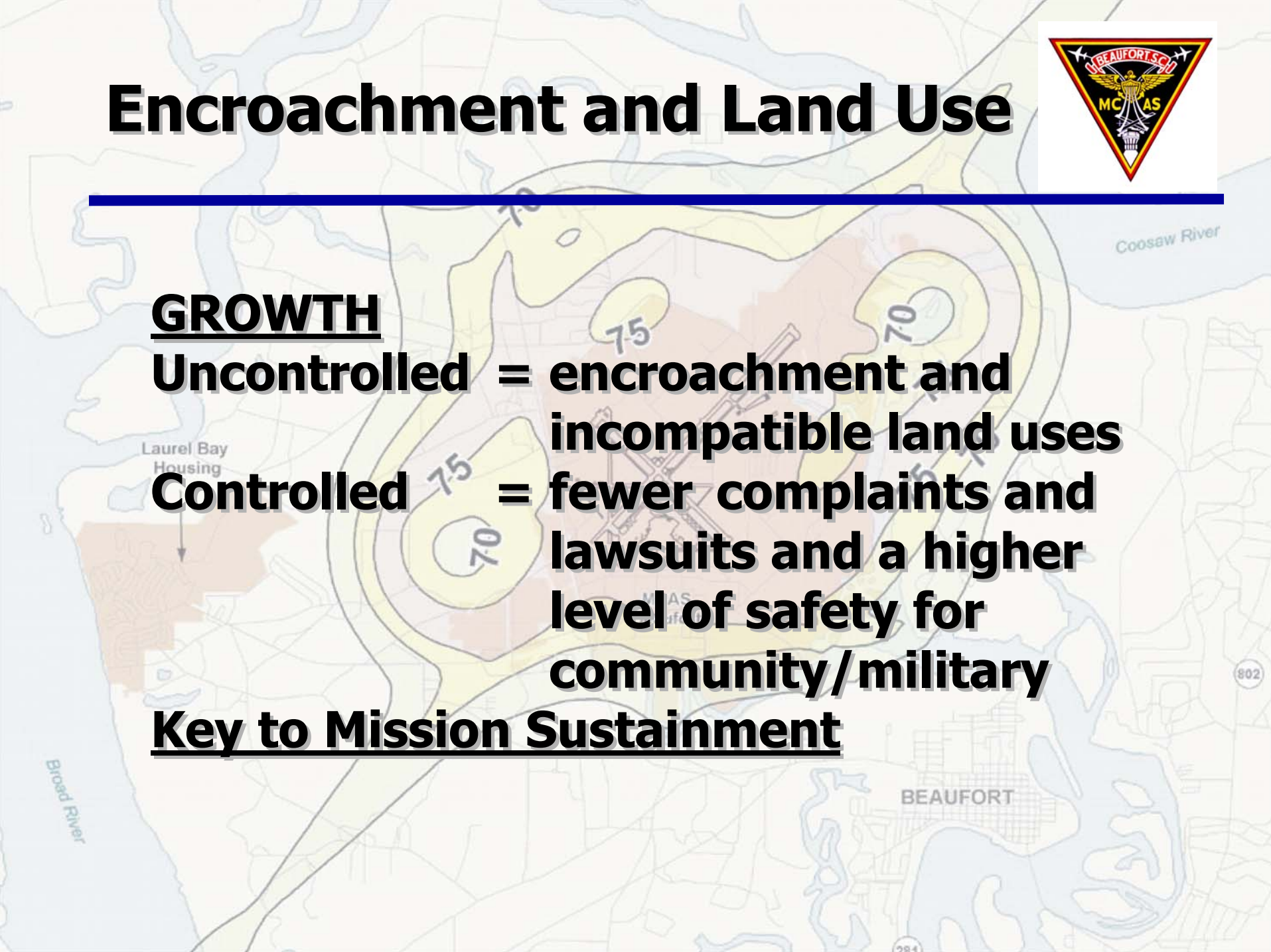


## GROWTH

**Uncontrolled = encroachment and incompatible land uses**

**Controlled = fewer complaints and lawsuits and a higher level of safety for community/military**

**Key to Mission Sustainment**





# ENCROACHMENT STRATEGIC ELEMENTS



- **Community Plans and Liaison Office**  
**Public and Gov't Engagement**
- **AICUZ (Air Installation Compatible Use Zone)**
- **JLUS (Joint Land Use Study)**
- **Land Partnering Initiatives**
- **MILCON Land Acquisition**



# **COMMUNITY PLANS AND LIAISON**

- **CP&L established May 2003**
- **Implements sustainment strategies through effective community outreach and education and by recommending and executing compatible land use strategies.**
- **CP&LO is a 2-Person Office**  
**CP&L Officer: LtCol Noonan**  
**CP&L Deputy: GS-13 Bruce Jackson**



# AICUZ Plan Expectations

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*Ensure the continuation and integrity of the MCAS Beaufort military mission by protecting the operational capabilities (and investment) of the installation and the health, safety, and welfare of the civilian and military communities*





# **What is AICUZ?**

- **Air Installation Compatible Use Zone**
- **Program started in the 1970's by the Department of Defense to balance the need for aircraft operations and community concerns**

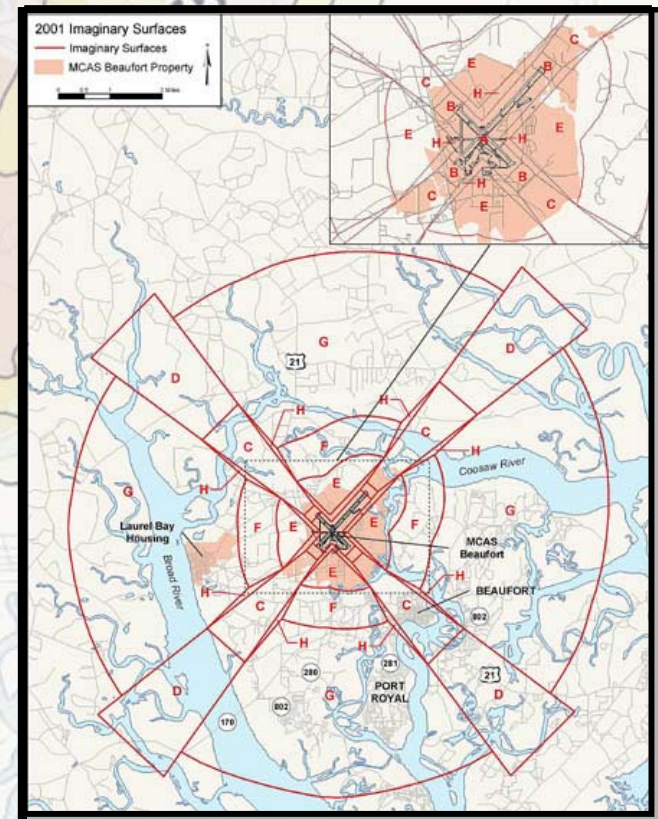
*“to protect the public's health, safety, and welfare, and to prevent civilian encroachment from degrading the operational capacity of military air installations”*

## **THE PLAN!**

# What does the AICUZ Plan do?

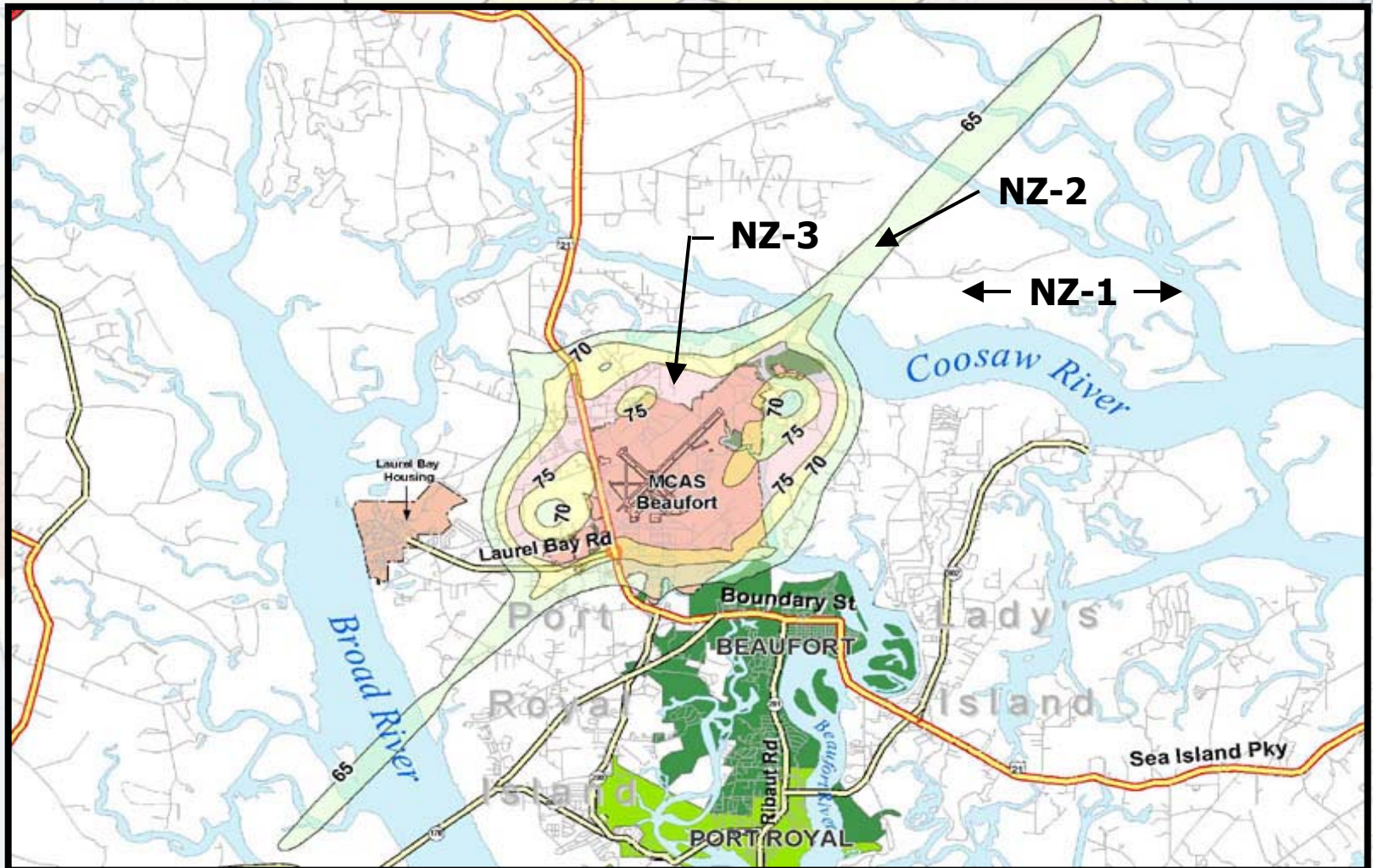


- **Recommends a strategy for community land uses that are compatible with:**
  - ◆ **airfield operations**
  - ◆ **noise levels**
  - ◆ **accident potential zones,**
  - ◆ **flight clearance requirements**





# MCAS Beaufort Noise Zones (2007 PROJECTED)





# MCAS Beaufort Accident Potential Zones

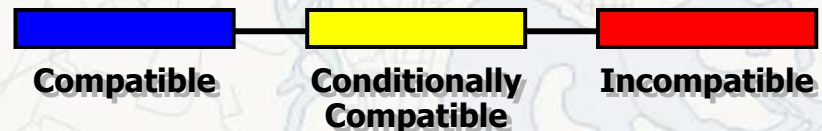


# What are suitable land uses in APZs?



| Land Use  | Land Use Compatibility with APZs |                          |                          |
|---|----------------------------------|--------------------------|--------------------------|
|   | Clear Zone                       | APZ 1                    | APZ 2                    |
| Single-family, residential                              | Incompatible                     | Incompatible             | Conditionally Compatible |
| Multi-family residential (1 or more dwellings per acre) | Incompatible                     | Incompatible             | Incompatible             |
| Assembly areas, churches, auditoriums                   | Incompatible                     | Incompatible             | Incompatible             |
| Schools   | Incompatible                     | Incompatible             | Incompatible             |
| Office, retail  | Incompatible                     | Conditionally Compatible | Conditionally Compatible |
| Manufacturing/industrial                                | Incompatible                     | Conditionally Compatible | Compatible               |
| Outdoor parks and recreation                            | Incompatible                     | Conditionally Compatible | Compatible               |

## Legend



# JLUS OVERVIEW





# **JOINT LAND USE STUDY (JLUS)**



- **DOD (OEA) Funded Study**
- **A Tool to Market the 2003 AICUZ Plan**
- **Community Driven Effort**
- **Community Buy-In to AICUZ Principles/Plan**
- **Effective zoning/building codes**
- **Estimate study release in Aug/Sept 2004**

# MCAS Beaufort JLUS



- **Low Country Council of Governments**
  - ◆ **Facilitator and administration**
- **City of Beaufort**
- **Town of Port Royal**
- **Beaufort County**
- **MCAS Beaufort**

# JLUS Structure



- **Policy Committee**
  - ◆ **LCOG Executive Director**
  - ◆ **Beaufort County Council Vice Chairman**
  - ◆ **Mayor, City of Beaufort**
  - ◆ **Mayor, Town of Port Royal**
  - ◆ **MCAS Commanding Officer**



# JLUS Structure (con't)



- **Technical Committee**

- ◆ **LCOG, Director of Planning**
- ◆ **City of Beaufort, Director of Planning**
- ◆ **Town of Port Royal, Director of Planning**
- ◆ **MCAS Beaufort, Master Planner**
- ◆ **BJWSA, Director**
- ◆ **SCE&G, Director of Economic Development**
- ◆ **Beaufort Chamber of Commerce, President**
- ◆ **Beaufort Jasper Home Builders Assoc, President**
- ◆ **Realtor's Assoc**
- ◆ **Financial Institutions**
- ◆ **Attorney's Assoc**

# Expectations of the Joint Land Use Study

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- That the local communities (Beaufort County, the city of Beaufort, and the town of Port Royal) will adopt all recommendations of the JLUS

*Ensure the continuation and integrity of the MCAS Beaufort military mission by preventing encroachment through sound and effective land use planning, community outreach and cooperation between the civilian and military communities*



# LAND PARTNERING INITIATIVES



- **Congress Authorized "Buffering" in 2003**
- **MCAS Beaufort**  
Partnering with Beaufort County  
FY04- 2 parcels; 154 acres; \$1 mil O&M  
FY05- parcels and willing sellers being ID'd  
Low Country Conservation Forum
- **Townsend Target**  
4,150 More Acres for Training  
Altamaha River Conservation Forum





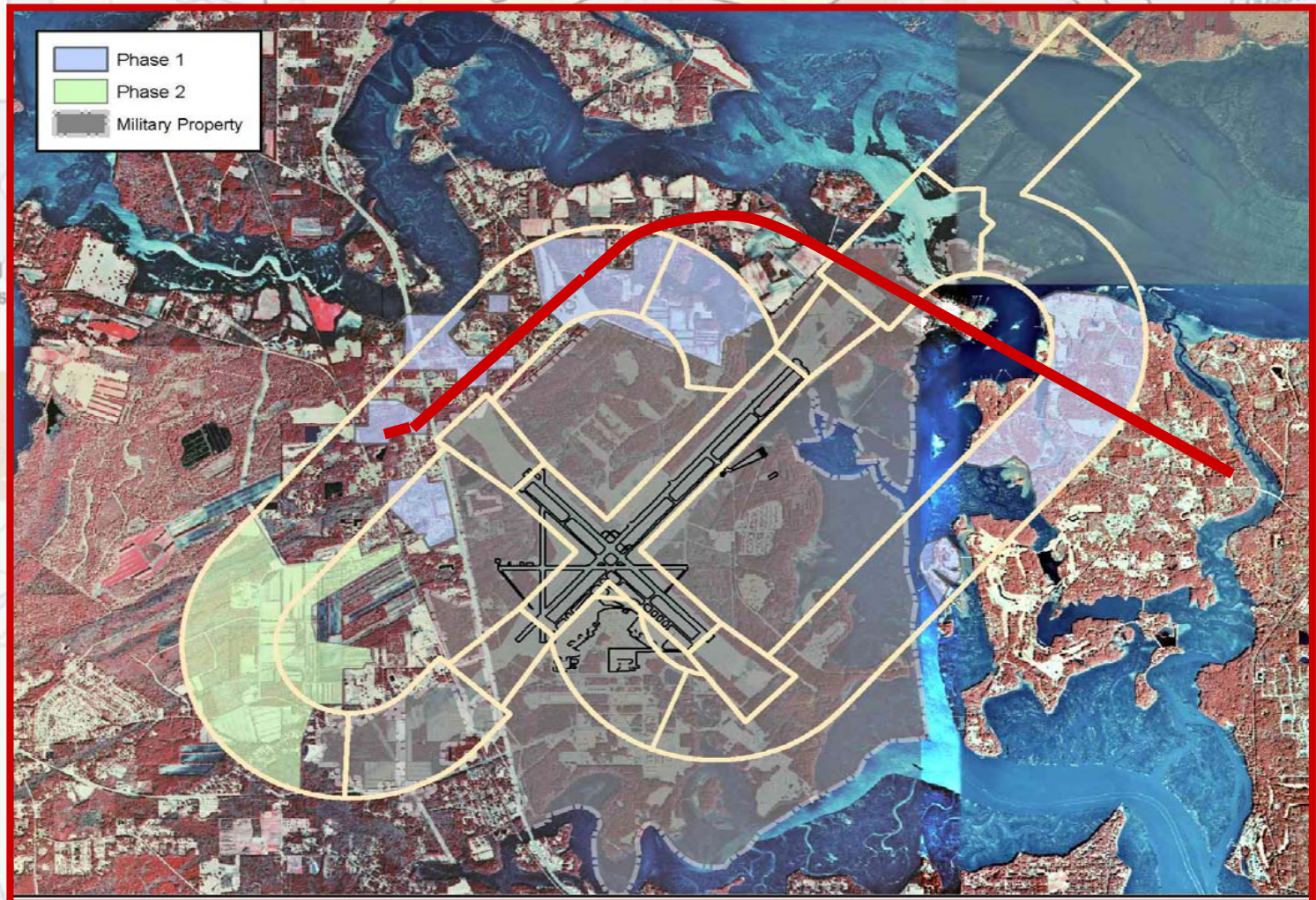
# MILCON LAND ACQ

- **FY-07 AICUZ Land Acquisition, Phase I**  
P424: \$12.09 mil, 600 Acres, APZ 2, NZ 3
- **FY-08 AICUZ Land Acquisition, Phase II**  
P433 \$11.77 mil, 590 Acres, APZ 2, NZ 3
- **Conservation Partnering could reduce MILCON requirements...**





# AREAS OF INTEREST

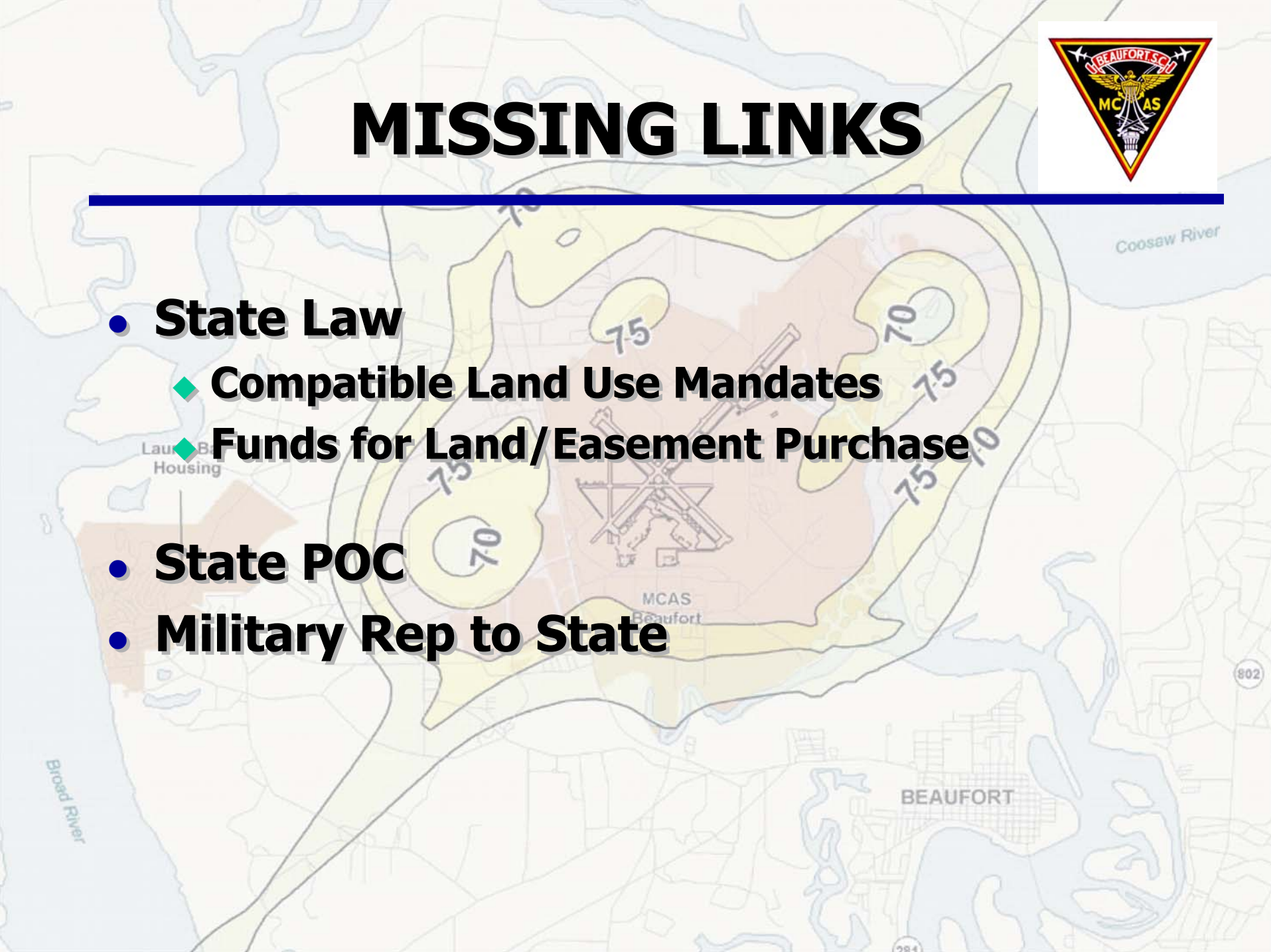




# MISSING LINKS



- **State Law**
  - ◆ **Compatible Land Use Mandates**
  - ◆ **Funds for Land/Easement Purchase**
- **State POC**
- **Military Rep to State**





# SUMMARY

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- **Growth is a "Fact of Life"**
- **To maintain their military mission, bases need to have a plan that ensures "compatible" growth**
- **The "tools" are available, but...**
- **Teamwork and communication are the key**



**QUESTIONS ?**

*MCAS Beaufort Community Plans and Liaison Office*